

Real Estate, well selected, is the true foundation of health, wealth and contentment.

VERY CHOICE.

No section of the city offers so many and such strong attractions for a home, and it may be said that never again will land anywhere near Connecticut avenue be sold so cheaply as this. This, with its high altitude, offers a healthful location, an extensive view, refreshing coolness in summer and a delightful combination of country attractions and city conveniences.

The lots are 25 to 50 feet front by 100 to 150 feet deep to 15-foot alleys. The grading of streets and alleys is now going on and will be completed in April. Paved sidewalks with curbing will be laid, fine shade trees planted and will also be supplied with Potomac water and electric lights. Convenient to churches, schools and stores—also has good police and fire protection.

A building line of 15 feet back from the sidewalk will be observed in every instance, and all dwellings will be of pleasing and stylish architecture, costing not less than \$2,500.

Price of ground, 20c, 25c and 30c per square foot; \$100 cash and \$20 per month; 5% interest; a discount of 5% will be allowed for all cash.

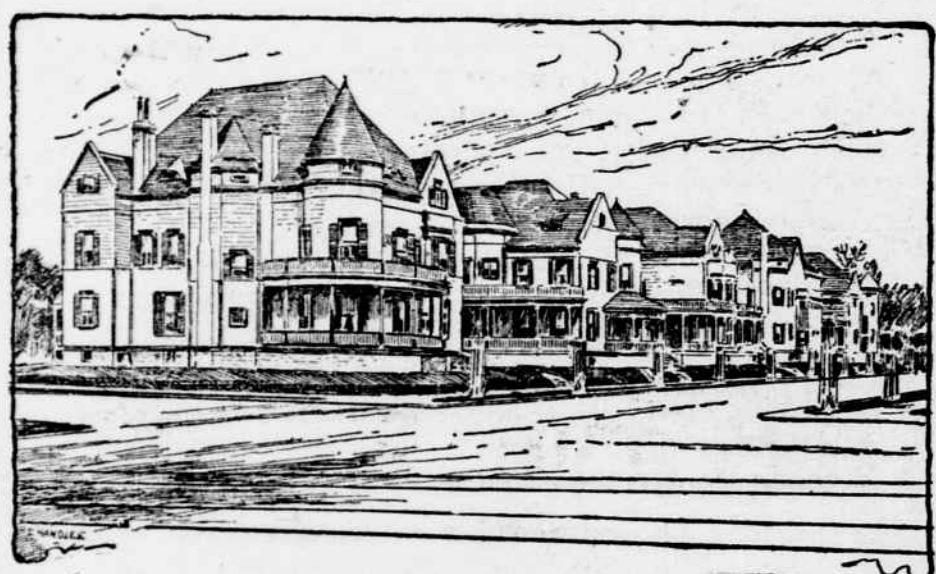
Come and see us at once and let us take you out to locate your future home. No place like a home in beautiful Colorado Heights.



**SAM'L C. HILL
AND E. LODGE HILL,**

Exclusive Agents for This Subdivision,
802 F Street N.W., Washington, D. C.

Cost former owner over \$7,000.
Can now be bought for \$4,850.
The greatest bargains on the market today.



Northwestern section.
On a street 150 feet in width.
A short ride from down-town section.
Street cars at corner.
Lot 40x130 feet to alley.
Large front, side and rear yard.
The houses contain nine rooms and bath, concrete cellar, large attic, tiled bath room, porcelain-lined bath tub, covered porches, reception hall; kitchen on first floor, good-sized closets and steam heat.

Terms to suit.

B. H. Warner Company,
916 F Street N.W.

**HERE IS A BARGAIN FOR SPECULATORS
IF THERE EVER WAS ONE!!**

23 or more acres of very valuable land abutting on the Bladensburg road, opposite the subdivisions of Langdon and Avalon, where property sells for more than \$0.15 and \$0.20 per foot. The Great Falls and Old Dominion Railroad Co. will pass immediately by this property.

For particulars apply to
E. PLOWDEN DOUGHERTY,
Room 925 Colorado Building, 14th & G Sts.

Attacks Pope's Music Plan.
A dispatch from Philadelphia says: "An enforced return to nothing but Gregorian music in the Catholic Church means a great step backward in music—almost, one might say, a musical crime," declared Henry Gordon Thayer when asked to explain in simple terms what variety of music is now demanded by Pope Pius X.
"It seems strange that the Catholic Church should now contemplate such a backward step. All the greatest of the old masters have contributed their best efforts in various masses. The Catholic Church today has a wealth of music specially written for it, such as is possessed by no other church."

Negroes Attempt Lynching.
A dispatch from Chattanooga, Tenn., says: A special to the Times from Bristol, Tenn., says a mob tried to get possession of Finley Preston, the negro who murdered Lillian Shaw, colored, in Johnson county, and who is now in jail at Mountain City. The mob almost had the man in their possession when their courage failed them and they scampered away. The lynchers are said to have been negroes. This is the second attempt to lynch Preston by people of his own race. Preston was recently convicted of murder and sentenced to be hanged, but his case was appealed to the supreme court.

"Surer to prosper than prosperity"—Washington Real Estate Investments

Put Money in Property

(Consult us about what property.)

ANY ONE with a steady income can own property. We can handle practically any proposition you can make to buy improved and unimproved Real Estate at this office. We study your needs—learn your requirements—and will bring you just the proposition suited to them. Money makes more money properly invested in Real Estate than it can make in any other way. Look over these lists below. See what price you want to pay and what location you prefer, and consult us.

But this office offers opportunities to those who want to invest in property as an investment pure and simple, as well as those who want to combine saving with investment. We can sell you houses from a thousand up to a hundred thousand dollars. We will assemble for you the statistics of these houses, showing the amount of interest they pay and have paid on the money invested. The figures will speak for themselves. You may be sure we have facilities for getting control of the best properties in Washington. Our lists show it.

\$4,500—
235 8th Street Northeast.
One of the most desirable locations on Capitol Hill; well-appearing house; large lot; 3 large rooms. Can be had for \$4,500.

\$21,000.
Can't Be Matched Under \$30,000.

1842 MINTWOOD PLACE, "WASHINGTON HEIGHTS," A FEW STEPS FROM COLUMBIA ROAD.
A very desirable location surrounded by fine homes.
A very handsome Colonial residence; well constructed by owner for his home; about 12 rooms; very artistically arranged; lot 50x130; large side lawn; side driveway, with porte cochere; HANDSOME TWO-STORY BRICK STABLE.
This handsome property is thoroughly modern; fine plumbing; hot water heat. The owner is desirous of selling on account of the house being too large.
Price, \$21,000—could not be duplicated under \$30,000.
APPLY FOR PERMIT TO INSPECT.

\$6,250
For Houses That Rent for \$55 mo.

A splendid investment—a splendid home.
South side O. at between 30th and 31st.
North side Dumbarton ave. between 30th and 31st sts.
Four already sold.
Two-family house in an exceptionally desirable locality of the northwest; convenient to both Metropolitan and Capital Traction car lines; handsome front of stone and brick; 2 stories; each apartment has large, dry cellar under entire house; furnace; large, tiled attic; lots each 20x105 to 20x107.
NO. 3015 O ST.; OPEN FOR INSPECTION.
A chance for a homeowner to live in one apartment and let the rest of the other pay for the property.

\$15,000
For New House and Stable.

Elegantly located house; short distance north of Dupont Circle; about 11 rooms; lot water heat; fine two-story brick stable.

\$16,000
For a House Worth \$20,000.

Many held at \$20,000 are not so good. New and never been occupied. Located on a prominent avenue northwest, just off Conn. ave.; a beautiful outlook.
Three stories; cellar, finished attic; first-floor drawing room, large middle hall, dining room, parlor, kitchen—all well appointed in oak with exception of drawing room. Handsome hardwood paneled ceiling in reception hall and dining room.
Two servants' rooms in attic; a servants' bath room in cellar. Hot-water heating; back stairway; electric lighting.
Probably the best value in a modern house on the market, especially considering the location.

\$9,200
For a \$10,000 House.

A bargain in Washington Heights property. Well located on one of the widest and most desirable streets west of Columbia road. Party just traded for the property and offers it at the low price in order to raise cash. These houses have sold right along at \$10,000.
Splendid arrangement—1ST FLOOR—handsome parlor; large, well-lighted reception hall; very handsome and spacious dining room; butler's pantry and kitchen. Six sleeping rooms; two handsome tiled bath rooms; hot-water heat; a wide and deep lot; room for stable; wide alley.
Rented for \$60 per month; possession can be had.
APPLY FOR FURTHER PARTICULARS.

\$4,950—
114 R Street.

1/4 block east of North Capitol street. One of the prettiest and most convenient locations in the city. A well-constructed house, built by the owner to be occupied as his family residence. Must be inspected to be appreciated. Lot 20x100; wide paved alley.

\$8,250
For a Splendid Residence.

A desirable residence that's a bargain at \$8,250. There is more money loaned on this house a short while ago. Situated on 8 st. near Conn. ave. The house is nearly new; well built; front of stone and brick; 4 rooms on 1st floor; 6 sleeping rooms; handsome tiled bath; modern plumbing; hot-water heating; electric lighting. A large lot; an opportunity of the most inviting sort.

Cleveland Park—Its Facts and Its Promises.

THE knowledge of Cleveland Park is not confined to Washington or the District of Columbia. The Park has today a national as well as a local fame. Pictures of its homes, drives and other points of interest have appeared in a number of the best magazines from time to time. Articles on suburban life and suburban homes in the most prominent publications have numbered among their illustrations views of Cleveland Park.

Nowhere can be found prettier bits of natural scenery, glens, glades and natural woodland, than in Cleveland Park. In the laying out of the streets, the roads and the architecture of the houses, there is a nice balance between the natural and the artificial that is most pleasing in its effect, a harmony that is at once restful and satisfying. In no instance has the suburban idea been forgotten, nor is the name "park" a misnomer, the thought having always been uppermost to preserve its parklike features, while at the same time bringing to it the conveniences of the city.

Adding Cleveland Park and overlooking by a large section of it is the noted Rock Creek Park, a reservation of nearly three thousand acres on which the United States government has already spent considerably in excess of \$1,000,000, and on which much more is yet to be expended. This park, which is noted far and wide for its charming scenery, traversed everywhere by fine drives, is one of the beauty spots of America. It is a place where the city dweller can find a restful and refreshing scene. It is often a matter of surprise to many that such a beautiful scenery can be found so near the city. The city's capital, its natural beauties have been the theme of many a painter's brush and poet's pen.

\$6,000—
2323 1st Street Northwest.

One of the handsomest houses built by Mudgett & Shannon, one of a number that sold like "hot cakes"—practically before they were finished, for \$5,500. (Offer up this amount if you are interested.) Splendid arrangement—4 rooms on first floor; a conservatory; 5 sleeping rooms; handsome tiled bath; splendid heating plant. Owner wishes to sell, because he finds the house too large for his family. Can be handled with small amount of cash.

COLUMBIA HEIGHTS.

A NUMBER OF DESIRABLE PROPERTIES THAT CAN BE BOUGHT WAY UNDER PRICE.

1530 to 1534 Yale st., the heart of Columbia Heights. White marble, front; 11 rooms; 2 tiled baths; hot-water heat. Can be bought at a revolutionary low price on easy payments, at 4 1/2% interest.

\$7,250.
1325 Columbia road. Solid brownstone front; large lot; 10 rooms. A notable bargain.

theme of many a painter's brush and poet's pen.

Cleveland Park is today relatively as close to the business section of the city as Dupont Circle was fifteen years ago. The distance today is minimized by the improved methods of street car transportation, which have worked a revolution in city life and done more to make possible the modern suburb and to popularize the suburban idea than all other forces combined.

While in every way the handsomest and most desirable residence section of the most beautiful city in America its home possibilities are not limited to those only of large means. Although among the properties for sale in Cleveland Park are some ranging in price as high as \$25,000 it is possible to own a pretty home there costing not more than \$5,000 for both house and lot. Lots can be had as low as \$1,000—\$100 cash and \$20 a month. For cash 6 per cent discount will be allowed. Lots in the most desirable sections of the park—50x130 feet—with 15-foot alley, with ample room for a stable, can be purchased for about \$2,400. Good lots near Connecticut avenue are to be had at about \$1,200. At these prices it will be seen that it is possible to own a home in the park at a very moderate outlay and on terms that are most attractive. In no other section in the District can lots be purchased at lower prices or on easier terms.

From a speculative point of view, no investment in real estate promises safer and surer returns than does a lot in Cleveland Park, directly in the line of the capital's greatest growth, built up with residences of the best character.

Handsome and artistic houses for sale at very reasonable prices and on very easy terms.

Apply for list of and plat showing prices and sizes of lots.

WE'RE THE EXCLUSIVE AGENTS.

Moore & Hill (INC.) 717 14th St.

Stone & Fairfax.

WE SELL REAL ESTATE

A well-judged real estate purchase makes the most profitable investment and at the same time the safest. Have our advice on real estate matters.

Dwellings at Special Prices.

They range up to \$9,000 and are particularly featured as special opportunities for investment.

Apartment buildings that offer one of the best investment opportunities in Washington. Five new, two-story apartment houses being completed, Nos. 35 to 41 Quincy st. n.w.; also fronting on Florida ave.; two have already been sold, and several more are under construction. These buildings are improvements on others that are offered in out-of-the-way sections at \$1,200. The location is convenient to the Pension Office and the Government Printing Office; well constructed; \$3,750 can remain at 5%; the amount invested, \$2,000, will net nearly 20 per cent, or, in other words, you can receive as much income from \$2,000 as many receive on \$5,000; investigate.

\$1,100 each—Each renting for \$9.50, three five-room brick dwellings near the Agricultural Department; a central location.

\$1,450 each—Rented for \$13.50 per month; two houses; six rooms and bath; n.w.

\$2,700—Renting for \$26 per month; near 5th and M sts. n.w.; lot 30x100.

\$3,150 each—Four two-story and basement bay-window brick dwellings, each six rooms and bath, in very good condition, lots running back to an alley, near the new Union station.

\$3,200 each—Renting for \$28 per month, three new brick buildings, well located on an avenue on Capitol Hill; a particularly fine investment, as the rent is extremely low and the buildings are in demand.

\$3,300—Renting for \$32 per month, three-story brick, lot 17x130 to an alley, on Q st. n.w.

\$3,500 each—Renting for \$25 per month, four private dwellings near the Capitol, offered so low to close an estate; two stories and cellar, seven rooms and bath, reception hall, furnace heat. It has been many months since one of these buildings has become vacant; they cannot be duplicated under \$4,000. A chance to secure a neat income producer.

There are no laggards on our list. We have the means of properly exploiting real estate, and as a result the best offers made in Washington are made through this office. Owners who want to sell know we can sell for them promptly if their property is right—buyers who want property have learned to look on this office as headquarters. The list is always big here and always changing. You can't help but find just the piece of property that fits your need if you come to us for it.

This list below tells a pertinent story of opportunity. There isn't an offer in it that won't prove itself a good investment on the money it costs right now—and has more than a promise of greatly enhancing in value.

\$3,500—Renting for \$25.00 per month; a well-built two-story and basement bay-window brick dwelling, with seven rooms and bath; lot 100 feet deep, on a lettered street west of 9th. This house has been occupied by one tenant for nine years.

\$3,600—Renting for \$34.00 per month; near 22nd and K sts.

\$3,800—Renting for \$30.00 per month; seven-room brick; 27 feet front, on a lettered street west of 9th.

\$4,100—Renting for \$30.00 per month; three stories, ten rooms; reception hall; porcelain bath tub; cellar; furnace; lot 19x100; on a lettered street northwest; a \$6,000 house.

\$4,250—Renting for \$32.00 per month; a three-story, bay-window, nine-room brick dwelling on S st. n.w.; a particularly nice location.

\$4,350—Renting for \$30.00 per month; four comparatively new; three-story, bay-window brick dwellings on a lettered street northwest; each house has a reception hall, tiled bath, cabinet mantels, gas lighting, splendid furnace, room for a stable on the lot.

\$4,500—Renting for \$38.00 per month; 22 feet front on N. J. avenue near F st. n.w.

\$4,500—Renting for \$36.00 per month; three little brick houses on G st. near 22nd st.

\$4,600—Renting for \$30.00 per month; three-story, nine-room brick dwelling on E st. n.w. between 4th and 5th; a location that will keep the house constantly rented.

\$4,750—Renting for \$38.00 per month; N. Y. ave. n.w. near 6th and 7th; valuable for business purposes.

\$4,800—Rented for \$32.00 per month; a new, two-story, bay-window brick; near 14th and Park sts. Mt. Pleasant; tiled bath; furnace heat; cabinet mantels; electric gas lighting; speaking tubes; finished in oak; rear porch; a very nice little house to own.

\$4,850—Renting for \$35.00 per month; a nine-room dwelling; lot 20x100; on a lettered street west of 9th st.; convenient to two car lines and within walking distance of the business section of the city.

\$6,000—Renting for \$50.00 per month; near Conn. ave. and 8; ten rooms, two baths; lot 20x100.

\$6,200—Renting for \$50.00 per month; not far from the British Embassy; well constructed; ten rooms; two baths; lot 20x120.

\$6,400—Renting for \$50.00 per month; 4 press-brick dwellings, west of 7th street. Lot 50x114.

\$6,500—A splendid new house on Princeton street, Columbia Heights, renting for \$40.00 per month; finished throughout in oak; steam heat; two stairways. Large lot.

\$7,000—Renting for \$83.00 per month; lot 48x115; 6th street n.w. near R.

\$7,000—Renting for \$60.00 per month; two comparatively new buildings near 7th street n.w.; nice location; steady renters; modern; attractive.

\$7,900—Renting for \$50.00 per month—A new house in Washington Heights, containing twelve rooms, two baths, rear stairways; good size lot. This house could not be duplicated under \$9,000.

\$8,250—Renting for \$70.00 per month—Several two-story brick buildings near 20th and K streets n.w.

\$8,500—Leased for \$60.00 per month—A 14-room dwelling, with lot about 19x100, near the patent office. The house alone could not be constructed under \$7,000, and at the price of ground in this section the lot is worth between \$5,000 and \$6,000. The property is valuable for business purposes.

\$9,000—Renting for \$75.00 per month—5 comparatively new press-brick dwellings, each six rooms and bath with porcelain tub; range, gas, nicely papered; concrete sidewalks. The present rental is low and could be increased.

\$6,500—An exceptional opportunity. 3 stories, cellar under entire house; parlor, reception hall, dining room, kitchen on 1st floor; 6 bed rooms; BEAUTIFUL, HEATED BATH; open fireplace. HOT-WATER HEAT; laundry; SOUTH FRONT.

\$6,250—For a residence worth \$8,500. Near 10th and R n.w. Three stories, ten rooms, four rooms deep, tiled bath room. HOT-WATER HEAT, cabinet mantels, electric gas lighting, speaking tubes; this house was built to sell for \$8,500; owner took it for a debt. A chance to locate in this fine location, at a low figure, and buy a home that will surely enhance in value. Surrounded by mansions on all sides.

\$4,200 for houses worth \$6,500. Two houses to be exchanged. Nearly new 3-story, bay-window brick, on T st. n.w.; one of the BEST IMPROVED SQUARES ON THIS STREET. Solid red brick fronts; 3 stories; cellar; full 3-story bay windows; CEMENT CELLARS; parlor, reception hall, dining room, pantry and kitchen on 1st floor; 5 large cheerful bed rooms; MODERN BATH; PORCELAIN TUB; electric lighting; first-class range; each lot 19x110. A FIRST-CLASS INVESTMENT. A CHEAP HOME. \$900 or more cash. DON'T PASS UP THIS OPPORTUNITY. THEY LOOK AS WELL AS ANY \$7,500 HOUSE.

\$4,500 for a fine house. Well built by the owner for his home, two-story, seven rooms, tiled bath, stone porch and steps; the present owners had the building erected by day's work at a cost of \$6,000. This is a safe speculation; a building as modern and as large as this would sell for more money in a section where ground was not worth one-third of what it is here. The purchaser will surely realize a profit.

STONE & FAIRFAX, 817 14th St.